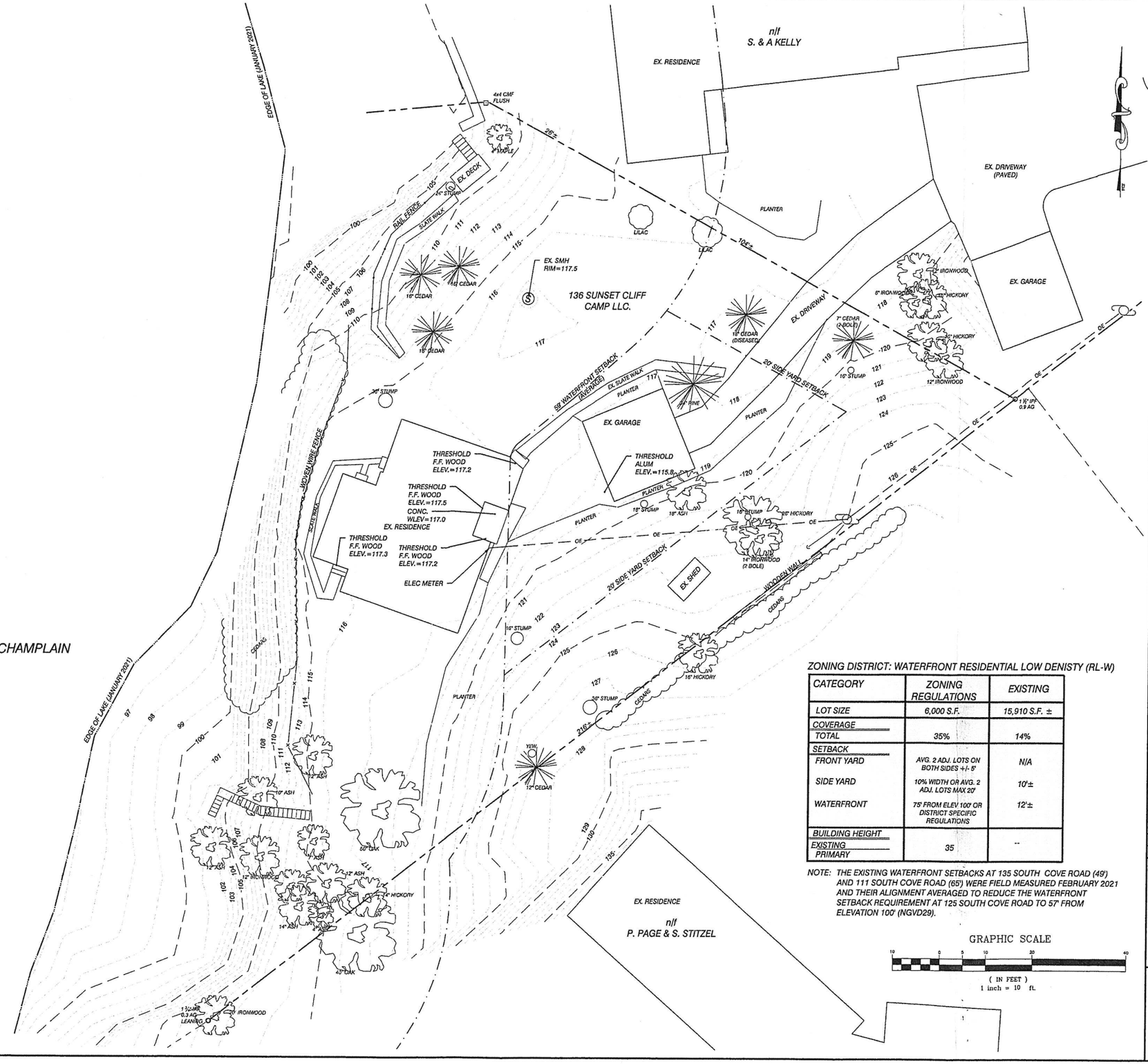
LEGEND

- PROPERTY LINE
- APPROXIMATE SETBACK LINE
- EXISTING CONTOUR
- EXISTING WOVEN WIRE FENCE
- EXISTING RAIL FENCE
- EXISTING GRAVEL
- EXISTING PAVEMENT
- EXISTING OVERHEAD ELECTRIC
- EDGE OF LAKE AT TIME OF SURVEY
- EXISTING SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE/POLE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EDGE OF BRUSH/WOODS
- IRON ROD/PIPE FOUND
- CONCRETE MONUMENT FOUND



NOTES

1. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION.
2. PROPERTY LINE INFORMATION IS BASE ON A PLAT ENTITLED "PLAN OF SUNSET CLIFF BURLINGTON VT" DATED OCTOBER 1926 PREPARED BY J.H. SINCLAIR. RECORDED IN THE CITY OF BURLINGTON LAND RECORDS VOL. 88 PAGE 647. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE. MONUMENTATION RECOVERED IS CONSISTENT WITH RECORDED DOCUMENTS.
3. SITE INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY CIVIL ENGINEERING ASSOCIATES, INC JANUARY 2021. CIVIL ENGINEERING ASSOCIATES, INC. SURVEY ORIENTATION IS "GRID NORTH". VERMONT COORDINATE SYSTEM OF 1983 (HORIZONTAL) AND NAVD88 (VERTICAL) ESTABLISHED FROM GPS OBSERVATIONS ON SITE.
4. SUBJECT PROPERTY LIES WITHIN THE WATERFRONT RESIDENTIAL - LOW DENSITY (RL-W) ZONING DISTRICT AND THE FOLOWING OVERLAY DISTRICTS: DESIGN REVIEW OVERLAY DISTRICT, THE NATURAL RESOURCE PROTECTION DISTRICT AND , RL LARGER LOT OVERLAY DISTRICT.

ZONING DISTRICT: WATERFRONT RESIDENTIAL LOW DENISTY (RL-W)

CATEGORY	ZONING REGULATIONS	EXISTING
LOT SIZE	6,000 S.F.	15,910 S.F. ±
COVERAGE		
TOTAL	35%	14%
SETBACK		
FRONT YARD	AVG. 2 ADJ. LOTS ON BOTH SIDES +/- 5'	N/A
SIDE YARD	10% WIDTH OR AVG. 2 ADJ. LOTS MAX 20'	10'±
WATERFRONT	75' FROM ELEV 100' OR DISTRICT SPECIFIC REGULATIONS	12'±
BUILDING HEIGHT		
EXISTING PRIMARY	35	--

NOTE: THE EXISTING WATERFRONT SETBACKS AT 135 SOUTH COVE ROAD (49') AND 111 SOUTH COVE ROAD (65') WERE FIELD MEASURED FEBRUARY 2021 AND THEIR ALIGNMENT AVERAGED TO REDUCE THE WATERFRONT SETBACK REQUIREMENT AT 125 SOUTH COVE ROAD TO 57' FROM ELEVATION 100' (NGVD29).

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

SITE ENGINEER:

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
P: 802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

DRAWN: MAB
CHECKED: JLM
APPROVED: JLM

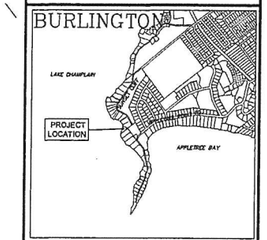
CLIENT:

NORTHEAST CRAFTSMAN
TOM LEBOEUF
79 HYDE STREET
BURLINGTON, VERMONT
05401

PROJECT:

136 SUNSET CLIFF CAMP, LLC

136 SUNSET CLIFF ROAD
BURLINGTON VERMONT
05408



LOCATION MAP
1" = 2000'

DATE	CHECKED	REVISION

EXISTING CONDITIONS PLAN

DATE: 04/27/2021
SCALE: 1" = 10'
PROJ. NO.: 21105

DRAWING NUMBER: C1.0

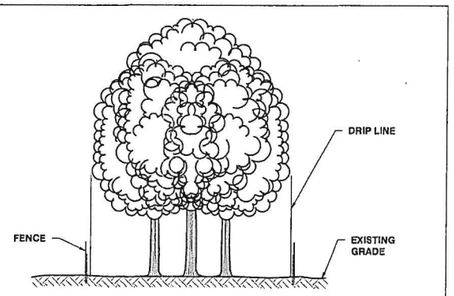
P:\AutoCADD Projects\2021\21105\1-CADD Files-21105\dwg\21105-site.dwg, 4/27/2021 10:05:45 AM, DWG To PDF.pc3

EROSION CONTROL LEGEND

- SILT FENCE
- LIMITS OF DISTURBANCE
- EROSION CONTROL MATTING
- STABILIZED CONSTRUCTION ENTRANCE

NOTES:

1. LOAM, SEED AND MULCH ALL DISTURBED AREAS (TYP.)
2. INSTALL TEMPORARY STABILIZATION OF DISTURBED SOILS THROUGH THE INSTALLATION OF 1" OF HAY MULCH NO MORE THAN 7 DAYS AFTER WORK HAS CEASED IN A PARTICULAR AREA.
3. SLOPES >3:1 SHALL RECEIVE EROSION CONTROL MATTING.
4. MAXIMUM AMOUNT OF DISTURBED SOILS TO BE LIMITED TO NO MORE THAN 2 ACRES.
5. SILT FENCE CONTRIBUTORY AREA TO BE LIMITED TO ¼ ACRE / 100 L.F.



NOTES:

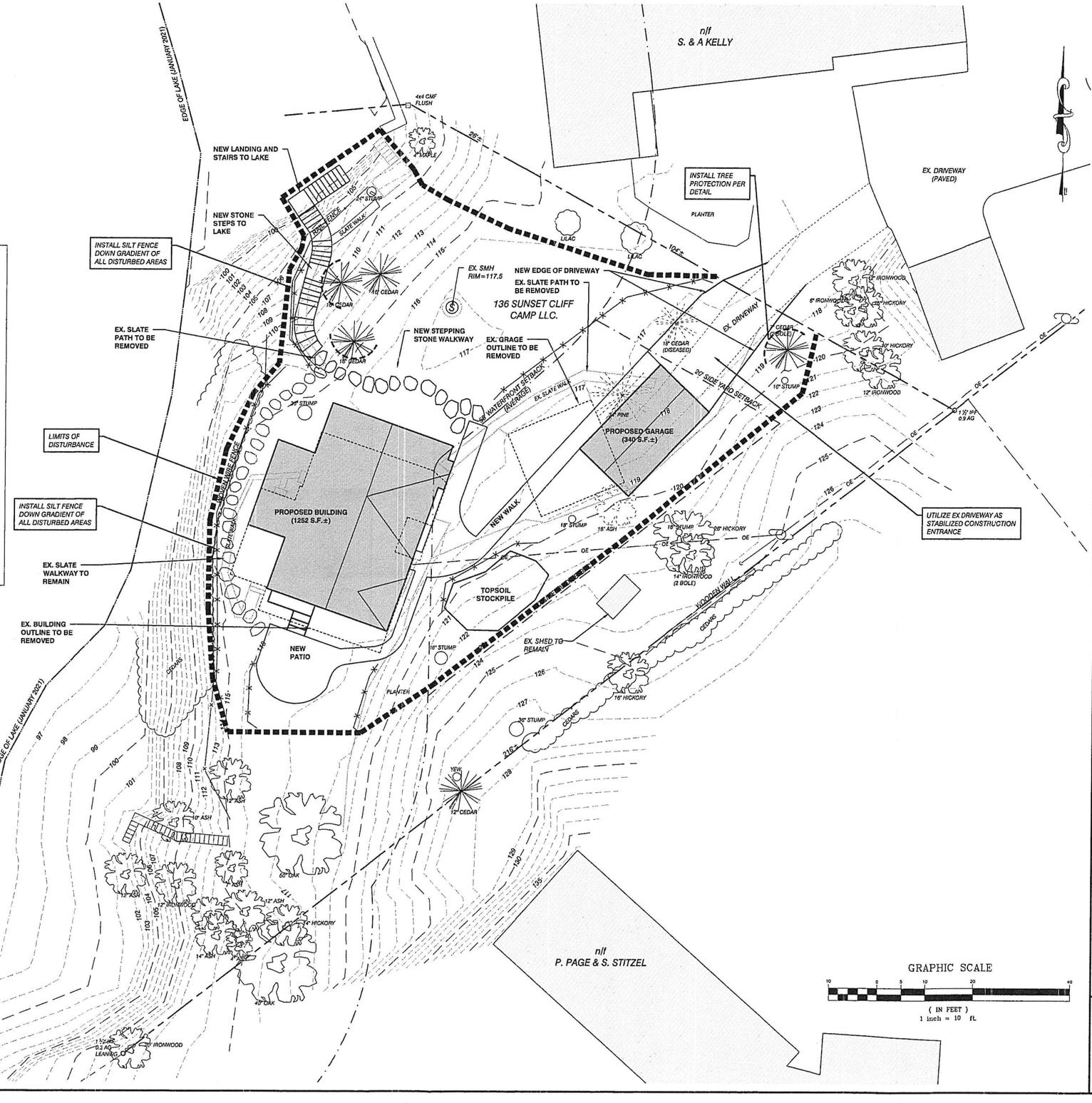
1. THIS FENCE SHALL BE LOCATED OUTSIDE THE DRIP LINE OF THE TREE TO BE SAVED AND IN NO CASE CLOSER THAN 5' TO THE TRUNK OF ANY TREE.
2. FENCE POST SHALL BE STANDARD STEEL POSTS OR WOOD POSTS WITH A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQ. IN.
3. THE FENCE MAY BE EITHER 40" HIGH SNOW FENCE, 40" PLASTIC WEB FENCING OR ANY OTHER MATERIAL AS APPROVED BY THE ENGINEER..

TREE PROTECTION - FENCING

N.T.S.

L-006 Tree Protection

L-006 REVISED 2/12/2015



ZONING DISTRICT: WATERFRONT RESIDENTIAL LOW DENISTY (RL-W)

CATEGORY	ZONING REGULATIONS	EXISTING	PROPOSED
LOT SIZE	6,000 S.F.	15,910 S.F. ±	15,910 S.F. ±
COVERAGE			
TOTAL	35%	14%	16%
SETBACK			
FRONT YARD	AVG. 2 ADJ. LOTS ON BOTH SIDES +/- 5'	N/A	N/A
SIDE YARD	10% WIDTH OR AVG. 2 ADJ. LOTS MAX 20'	10'±	10'±
WATERFRONT	75' FROM ELEV 100' OR DISTRICT SPECIFIC REGULATIONS	12'±	12'±
BUILDING HEIGHT			
EXISTING PRIMARY	35	--	--

NOTE: THE EXISTING WATERFRONT SETBACKS AT 135 SOUTH COVE ROAD (49') AND 111 SOUTH COVE ROAD (65') WERE FIELD MEASURED FEBRUARY 2021 AND THEIR ALIGNMENT AVERAGED TO REDUCE THE WATERFRONT SETBACK REQUIREMENT AT 125 SOUTH COVE ROAD TO 57' FROM ELEVATION 100' (NGVD29).

SITE ENGINEER:

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
P: 802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

DRAWN: MAB
CHECKED: JLM
APPROVED: JLM

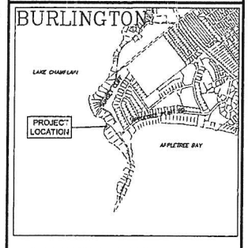
CLIENT:

NORTHEAST CRAFTSMAN
TOM LEBOEUF
79 HYDE STREET
BURLINGTON, VERMONT
05401

PROJECT:

136 SUNSET CLIFF CAMP, LLC

136 SUNSET CLIFF ROAD
BURLINGTON VERMONT
05408



LOCATION MAP
1" = 2000'

DATE	CHECKED	REVISION

EPSC SITE PALN

DATE: 04/27/2021
SCALE: 1" = 10'
PROJ. NO.: 21105

DRAWING NUMBER: C2.0

Introduction
This project is subject to the terms and conditions of the authorization from the State of Vermont to discharge construction related storm water runoff.

Coverage under the State Construction General Permit 3-9020 is required for any construction activity that disturbs 1 or more acres of land, or is part of a larger development plan that will disturb 1 or more acres.

This project has been deemed to qualify as a Low Risk Site which is subject to the erosion prevention and sediment control (EPSC) standards set for in the State of Vermont's Low Risk Site Handbook for Erosion Prevention and Sediment Control

The following narrative and implementation requirements represent the minimum standard for which this site is required to be maintained as regulated by the State of Vermont.

Any best management practices (BMPs) depicted on the project's EPSC Site plan which go beyond the Handbook requirements are considered to be integral to the management of the site and represent components of the municipal EPSC approval for the project which shall be implemented.

The EPSC plan depicts one snap shot in time of the site. All construction sites are fluid in their day to day exposures and risks as it relates to minimizing sediment loss from the site. It is the responsibility of the Contractor to implement the necessary BMPs to comply with the Low Risk Handbook standards outlined on this sheet based on the interim site disturbance conditions which may or may not be shown on the EPSC Site Plan.

Specific BMPs which are critical to allowing the project to be considered a Low Risk site include the items checked below:

- Limit the amount of disturbed earth to two acres or less at any one time.
- There shall be a maximum of 7 consecutive days of disturbed earth exposure in any location before temporary or final stabilization is implemented.

1. Demarcate Limits of Disturbance
Purpose:
Delineating the site will help to: limit the area of disturbance to only what is necessary for construction, prevent unauthorized disturbance, preserve existing vegetation, and limit erosion potential on the site.

Requirement:
You must physically mark the limits of construction activity using one of the methods described below.

How to comply:
Before initiating any earth disturbing activities, install a perimeter fence, orange barrier tape, or flagging on stakes or trees to physically demarcate the approved limits of earth disturbance.

2. Pollution Prevention
Purpose:
Many construction sites require storage of chemicals and materials that have detrimental effects if released into our waterways. A storage plan for these potential pollution sources as well as a spill prevention and clean up plan are required to mitigate these risks.

Requirement:
Design, install, implement, and maintain effective pollution prevention measures to minimize the discharge of pollutants. At a minimum, such measures must be designed, installed, implemented and maintained in accordance with the following requirements.

How to comply:
1. Minimize the exposure of the following to precipitation and to stormwater: building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, and other materials present on the site.

2. Minimization of exposure is not required in cases where the exposure to precipitation and to stormwater will not result in a discharge of pollutants, or where exposure of a specific material or product poses little risk of stormwater contamination (such as final products and materials intended for outdoor use).

3. Limit Concurrent Earth Disturbance
Purpose:
Limit the amount of soil exposed at one time to reduce the potential erosion on the construction site.

Requirement:
The maximum area of concurrent earth disturbance is specified on the site's written authorization to discharge. Earth disturbance at any one time cannot exceed the maximum concurrent disturbance identified in the authorization. Areas that are at final stabilization omthat have been temporarily stabilized in accordance with Section 4 of this handbook, are not counted toward the maximum concurrent disturbance area.

How to comply:
Plan ahead and phase the construction activities to ensure that no more than the permitted maximum concurrent acreage is disturbed and unstabilized at one time. Be sure to properly stabilize exposed soil using one of the methods introduced in Section 4 of this handbook before beginning work in a new section of the site.

4. Site Stabilization
Purpose:
Seeding and mulching, applying erosion control matting, and hydroseeding are all methods to temporarily stabilize exposed soil and prevent soil erosion prior to vegetative growth. Mulches and matting protect the soil surface while grass is establishing. Areas of earth disturbance may also be stabilized with stone, such as rip-rap or gravel, or other impervious surfaces such as pavement and concrete.

Requirements for Temporary Stabilization:
All areas of earth disturbance must have temporary or final stabilization within 14 days of initial disturbance, as stated in the project authorization. After this time, disturbed areas must be temporarily stabilized or permanently stabilized in advance of any runoff producing event. A runoff producing event is an event that produces runoff from the construction site.

The following exception applies:
Temporary stabilization is not required if the work is occurring in a self-contained excavation (i.e. no outlet) with a depth of 2 feet or greater (e.g. house foundation excavation, utility trenches), provided any dewatering, if necessary, is conducted in accordance with Part 13.

How to comply:
As required by the authorization, temporary stabilization for areas of earth disturbance shall be completed utilizing one or more of the methods below:

Straw Mulch
Mulching Rates
April 16 - Oct. 14 – Straw: 1 inch deep (1-2 bales/1,000 s.f.)
Oct. 15 - April 15 – Straw: 2 inch deep (2-4 bales/1,000 s.f.)
*seed may also be incorporated

Wood Chip Mulch or Stump Grindings
Cover entire area with 2-7 inches or more of wood chip mulch or stump grindings.

Hydroseed
As per manufacturer's instructions. Must include mulch component. Not acceptable stabilization for winter construction period.

Requirements for Dust Control:
Construction roads, access points, and other disturbed areas subject to surface dust movement and dust blowing during dry periods where off-site damage may occur if dust is not controlled shall be sprayed with water to prevent dust mobilization. Chemical applications, including the use of chloride, shall not be applied without written approval from the VT DEC.

Requirements for Final Stabilization:
All areas of disturbance must have permanent stabilization within 48 hours of reaching final grade. Bring the site or sections of the site to final grade as soon as possible after construction is completed. This will reduce the need for additional sediment and erosion control measures and will reduce the total disturbed area. Prepare bare soil for seeding by grading the top 4 to 6 inches of soil and removing any large rocks or debris, and apply seed per suppliers specifications.

5. Stabilized Construction Access
Purpose:
A stabilized construction access helps remove mud and sediment from vehicles and equipment to prevent tracking onto streets.

Requirements:
If there will be any vehicle or equipment traffic off of the construction site, you must install a stabilized construction access at the start of construction.

How to Install:
Rock Size: Use a mix of 1 to 4 inch stone
Depth: 8 inches minimum
Width: 12 feet minimum, flared at road for vehicle turning
Length: 40 feet minimum (or length of driveway for residential projects, if shorter)
Geotextile: Place filter cloth under entire stone bed

Maintenance:
Redress with clean stone or scarify to open voids as required to keep sediment from tracking onto the street.
- Where sediment has been tracked-out from your site onto paved roads, sidewalks, or other paved areas outside of your site, remove the deposited sediment by the end of the same business day in which the track-out occurs or by the end of the next business day if track-out occurs on a non-business day.
- Remove the track-out by sweeping, shoveling, or vacuuming these surfaces, or by using other similarly effective means of sediment removal.
- You are prohibited from hosing or sweeping tracked out sediment into any stormwater conveyance, storm drain inlet, or water of the state.

6. Divert Upland Runoff
Purpose:
Diversion berms intercept stormwater runoff contributing from above the construction site and direct it around the disturbed area. This prevents offsite runoff from entering the construction site, thus reducing the potential for erosion and reducing the drainage area contributing to the site.

Requirements:
If stormwater runoff contributes to the construction site from upslope areas and the site meets the following two conditions, you are required to first install a diversion berm and stabilized swale before disturbing any additional soil.
1. One or more acres of soil will be disturbed at any one time.
2. Average slope of the disturbed area is 20% or steeper.*

Diversion Berm installation:
1. Construct berm to the minimum specification above.
2. Compact the berm with a shovel or earth-moving equipment.
3. Seed and mulch berm or cover with erosion control matting immediately after installation.
4. Stabilize the flow channel with seed and mulch or erosion control matting. Line the channel with 4 inch stone if the channel slope is greater than 20%.
5. Ensure the berm drains to an outlet stabilized with rip-r p. Ensure that there is no erosion at the outlet.
6. The diversion berm shall remain in place until the disturbed areas are completely stabilized.

7. Install Perimeter Controls
Purpose:
Silt Fence and Erosion Control Berms intercept runoff and allow suspended sediment to settle or filter out. Filter Socks and Straw Wattles also filter construction runoff and are acceptable for use in specific situations. Silt Fence, Erosion Control Berms, Filter Socks and Straw Wattles are all acceptable perimeter controls based on site specific conditions. Permittee(s) must ensure the right practice is selected for erosion prevention and sediment control.

Requirements:
Perimeter controls must be installed:
- On the downhill side of the construction activities
- Between any ditch, swale, storm drain, or surface water and the disturbed soil
- Perimeter controls not labeled as biodegradable shall be removed once the drainage area has reached final stabilization

How to Comply:
Select and install a perimeter control from the following options: Silt Fence, Erosion Control Berms, Filter Socks, or Straw Wattles.

Where to place:
- Place perimeter controls on the downhill side of disturbed soil. If space is available, place perimeter control 10 ft from the bottom of the slope, otherwise place along the contour at the bottom of the slope.
- Ensure the perimeter control catches all runoff from disturbed soil.
- Maximum drainage area is ¼ acre for 100 feet of silt fence and erosion control berm.
- Install perimeter controls across the slope (not up and down slope)
- Install multiplexes of perimeter control on long slopes to intercept flow.
- Do not install perimeter controls across ditches, channels, or streams.
- Maximum slope length (in feet) above a filter sock or straw wattle

Silt Fence
A temporary barrier of geotextile fabric installed on the contours across a project site to intercept sediment laden runoff from small drainage areas of disturbed soil.

Silt Fence Installation:
- Dig a trench 8 inches deep across the slope
- Unroll silt fence along the trench
- Ensure stakes are on the downhill side of the fence
- Join fencing by rolling the end stakes together
- Drive stakes in against downhill side of trench
- Drive stakes until 16 inches of fabric is in trench
- Push fabric into trench; spread along bottom
- Fill trench with soil and pack down
- Gravel can be used to create ground contact with filter fabric when bedrock, ledge, or nearby tree roots do not allow for trenching. (A secondary perimeter control can be effective in these locations as well)

Silt Fence Maintenance:
Remove accumulated sediment before it is halfway up the fence. Ensure that silt fence is trenched in ground and there are no gaps. Replace any silt fence that is torn, ripped, or otherwise damaged that

8. Storm Inlet Protection
Purpose:
Existing or new storm inlets on construction sites constitute a site perimeter and must be protected from sediment laden runoff. The practices below allow stormwater to settle and filter through the practice and not bypass the in let entirely.

Requirements:
Stormwater inlets shall be 4 inches above grade or an acceptable inlet control/protection should be installed.

Inlet Protection Installation:
Proprietary Inlet Protection:
Shall provide for storage and removal of sediment and be sized appropriately for the drainage area, while allowing stormwater to filter through. These may be used if installed and maintained in accordance with the manufacturer's specifications.

Stone and Block Inlet Protection:
Concrete blocks placed around an inlet with a circle of filtering stone sloped against the blocks.
Filter Fabric and Stone Inlet Protection:
Vertical filter fabric installed around drop inlet with stone around fabric for stormwater filtering and creating ground contact with filter fabric. Alternatively, fabric may be buried below ground.

9. Water Bars
Purpose:
Some sites may benefit from the use of water bars on the construction site. When installed these may capture and redirect runoff to a stable low gradient location. Water bars limit the erosive velocity of water by diverting surface runoff at pre-designed intervals.

Requirements:
These can be constructed per the following detail, with side slopes no steeper than 4:1 where vehicles cross with a minimum design height of 12 inches, measured from channel bottom to ridge top.

Water Bar Installation:
Water bars should have stable outlets, either natural or constructed. The spacing should follow Table 1:

Table 1 Water Bar Spacing

Slope (%)	Distance between structures (ft)
<5	125
5 - 10	100
10 - 20	75
20 - 35	50
+35	25

10. Slow Down Channelized Runoff
Purpose:
Stone check dams reduce erosion in drainage channels by slowing down the stormwater flow.

Requirements:
If there is a concentrated flow(e.g. in a ditch or channel) of stormwater on your site, then you are required to install stone check dams. Hay bales and silt fence must not be used as check dams.

Check Dam Installation:
Height: No greater than 2 feet. Center of dam should be 9 inches lower than the side elevation
Side slopes: 2:1 or flatter (see p.63 for slope calculation)
Stone size: Use a mixture of 2 to 9 inch stone; the larger stone should act as armoring, while the smaller stone helps to filter the channelized runoff. The small stone should be placed primarily in the interior of the check dam and the large stone should be placed in an armoring layer on the outside.
Width: Dams should span the width of the channel and extend up the sides of the banks
Spacing: Space the dams so that the bottom (toe) of the upstream dam is at the elevation of the top (crest) of the downstream dam. This spacing is equal to the height of the check dam divided by the channel slope.

Check Dam Maintenance:
Correct all observed damage immediately after every ru naff event.
Remove all sediment accumulated behind the check dams and dispose of in an upland location. If significant erosion is observed between check dams, the channel shall be stone lined.

Rock Outlet Protection:
Waterways or outlets with concentrated stormwater runoff shall be stabilized with riprap, proprietary stabilization product or permanent material. This additional stabilization is applicable in areas where the channel slope and velocity or soil type require additional stabilization. All outlets from concentrated stormwater flows will require a stabilized bed. Stone shall be sized so it is not mobilized during high flows.

11. Slope Stabilization
Purpose:
Surface covering designed to protect and stabilize an area prone to erosion where seeding and mulching may be inadequate, generally slopes 3:1 or greater. The erosion potential may be due solely to slope angle; however,
a more gradual slope and poor soil structure can also require additional stabilization.

Requirements for Temporary Stabilization:
Use of one of the listed slope protection practices below on slopes 3:1 and greater or as needed on flatter slopes based on soil type.

Riprap: A layer of stone designed to protect and stabilize areas subject to erosion.Rolled Erosion Control Product:

A preformed protective blanket of straw or other plant residue, formed into a mat, with a supporting mesh framework on one or both sides. This mesh cannot be made of a material with welded joints.

Erosion Control Matting:
Install per manufacturer's instructions.

12. Winter Construction Requirements: October 15 - April 15
Purpose:
'Winter construction' as discussed here, describes the period from October 15 through April 15, when erosion prevention and sediment control is significantly more difficult. There are specific requirements for sites that conduct earth disturbance during the defined Winter Construction Period and for sites where disturbed areas have not reached final stabilization by October 15.

Rains in late fall, thaws throughout the winter, and spring melt and rains can produce significant flows over frozen and saturated ground, greatly increasing the potential
for erosion. A construction site can be managed to anticipate these conditions to prevent erosion and thus minimize the risk to water quality during this time period.

Requirements for Winter Shutdown:
For projects or areas of a site that will have completed earth disturbance activities prior to the winter construction period (October 15 through April 15), the following requirements must be adhered to:

1. For areas to be stabilized for the winter through the establishment of vegetation, seeding and mulching shall be completed no later than September 15 to ensure adequate growth and cover before the start of the winter period.

2. If seeding is not completed by September 15, additional non-vegetative protection must be used to stabilize the site for the winter period. Areas of disturbance not seeded and mulched by September 15 are required to temporarily stabilize by one of the following methods:

Implement Rolled Erosion Control Products (i.e. matting) over the areas of earth disturbance.

Apply a 2" mulch layer to areas of earth disturbance, equivalent to double the standard rate. Mulch should be tracked in open areas vulnerable to wind.

Seeding with winter rye is recommended to allow for early germination during wet spring conditions.

Requirements for Winter Construction
If construction activities involving earth disturbance continue into the winter construction period, the following requirements apply:

1. Enlarged access points, stabilized to provide for snow stockpiling.
2. Snow shall be managed with adequate storage and control of meltwater, requiring cleared snow to be stored down slope of all areas of disturbance and out of stormwater treatment structures.
3. For areas of disturbance within 100 ft of a waterbody, the following must be installed across the slope, down gradient of the earth disturbance: a combination of one practice from group A placed in front of a practice from group B, or two group B practices, or a single row of Reinforced Silt Fence

Group A	Group B
Filter Socks	Silt Fence
Straw Wattles	Erosion Control Berms

4. Drainage structures must be kept open and free of snow and ice dams.
5. Silt fence and other practices requiring earth disturbance must be installed ahead of frozen ground.
6. Mulch used for temporary stabilization must be applied at a minimum of 2 inches with an 80-90% cover.
7. To ensure cover of disturbed soil in advance of a precipitation or melt event, areas of disturbed soil must be stabilized prior to any runoff producing event.

Stabilization is not required if the work is occurring in a self-contained excavation (i.e. no outlet) with a depth of 2 feet or greater (e.g. house foundation excavation, utility trenches), provided any dewatering, if necessary, is conducted in accordance with Part 13.

8. Prior to stabilization, snow or ice must be removed to the extent practicable.
9. Use stone to stabilize areas such as the perimeter of buildings under construction or where construction vehicle traffic is anticipated. Stone paths should
be sufficient width to accommodate vehicle or equipment traffic.

13. Dewatering Activities
Purpose:
To minimize and prevent discharges of sediment as a result of dewatering activities.

Requirements:
Stormwater and groundwater from dewatering activities shall be uncontaminated and shall be filtered or passed through a sediment trapping device, or both, and routed in a manner that does not result in visually turbid discharges to waters. Pump intake for dewatering must be at or near the surface of the ponding area to prevent disturbance of the settled material. Visually turbid water must not be pumped directly to storm drains or other conveyance that leads to waters without implementing one or more of the practices described below.

How to comply:
Implement one or more of the following practices when dewatering:
Implement sock filters or sediment filter bags on dewatering pump discharge hoses or pipes.
Route dewatering pump into silt fence enclosures or into staked hay bale enclosures lined with fabric.
Route dewatering pump to vegetated area at least 50 feet from surface waters and at a slope no greater than 5%. Remove accumulated sediment after the water has dispersed or infiltrated and stabilize the area with seed and mulch as necessary. A sufficient area of vegetation greatly improves the efficacy of filtering/settling of turbid water discharged from a dewatering enclosure.

14. Concrete Washout
Purpose:
Concrete wash water often contains a slurry of heavy metals, can be caustic, and has a high pH. As a result, concrete washwater is not a permitted discharge.

Requirements:
Concrete washwater and excess washout concrete should go in a lined washout. This washout should be accessible to the cement truck and at least 50 feet away from stormwater inlets and surface water.

Concrete Washout Installation:
If cement washout is going to occur on site, a lined concrete washout as shown below shall be used onsite. Care should be given to assure that the washout does not overtop during a storm event. Proprietary lined and
contained concrete washout basins may also be utilized in accordance with manufacturer's specifications.

Concrete Washout Maintenance:
Concrete washout shall be pumped to a concrete truck as necessary, for disposal or reuse at a batch plant. Washout may also be allowed to evaporate/harden for disposal in accordance with all applicable local, state, and federal regulations.

15. Permanent Controls
Permanent stormwater treatment practices are constructed to maintain water quality, preserve existing water table elevations, prevent downstream flooding, and are often required for a project under a Vermont operational stormwater discharge permit applicable to the construction or redevelopment of impervious surfaces.*

Permanent Stormwater Treatment Practices (STPs) include infiltration and filtering practices as well as detention ponds and treatment wetlands. It is critical that infiltration practices do not receive runoff until the site area has reached final stabilization.

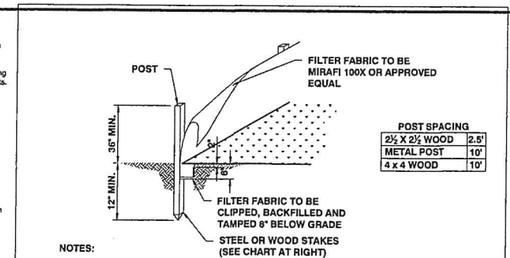
The outlet of permanent controls that are used as temporary storage and sediment basins during construction constitutes a potential discharge point and therefore must be managed to minimize and prevent sediment laden stormwater discharges. These practices will often need to be reshaped to meet the operational design criteria for volumes, grades and geometry once final grading and stabilization has occurred.

16. Inspection, Maintenance, and Discharge Reporting
Site inspections are required to ensure that all erosion prevention and sediment control practices are sufficient and functioning properly. Regular inspections and maintenance of practices will help to reduce costly repairs and minimize the risk to water quality from construction stormwater discharges.

Requirements:
Inspect the site at least once every 7 days and after every rainfall or snowmelt that results in stormwater runoff. Perform maintenance to ensure that practices are functioning according to the specifications outlined in this handbook. In the event of a visibly turbid discharge from the construction site, you must take immediate action to inspect and maintain existing erosion prevention and sediment control practices. Additional erosion prevention and sediment control measures must be installed as necessary, including temporary stabilization, to minimize and prevent the discharge of sediment laden stormwater runoff. If after maintaining and supplementing BMPs, a discharge of visibly discolored stormwater from the construction site to surface waters continues, the permittee is required to notify DEC within 24 hours.

While documentation of a routine inspection is not required, example inspection forms and forms for required discharge reporting are available at the Stormwater Program website. Permittees shall review Construction General Permit 3-9020 for all discharge reporting requirements. A copy of the Low Risk Site Handbook shall be kept on-site. Daily inspections are required from October 15 through April 15.

E-001 EC Sheet



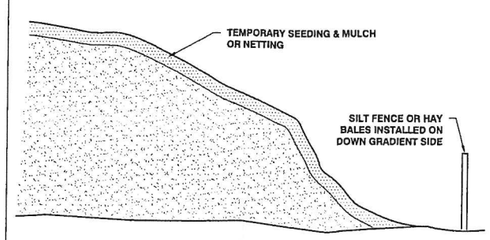
POST SPACING	
2½ X 2½ WOOD	2.5'
METAL POST	10'
4 x 4 WOOD	10'

NOTES:

1. INSTALL MIRAFI ENVIROFENCE, OR APPROVED EQUAL OR AS DETAILED HEREIN.
2. INSTALL SILT FENCES AT TOES OF ALL UNPROTECTED SLOPES AND AS PARALLEL TO CONTOURS AS POSSIBLE. THIS INCLUDES ALL FILLED OR UNPROTECTED SLOPES CREATED DURING CONSTRUCTION, NOT NECESSARILY REFLECTED ON THE FINAL PLANS. CURVE THE ENDS OF THE FENCE UP INTO THE SLOPE. REMOVE SEDIMENT WHEN ACCUMULATED TO HALF THE HEIGHT OF THE FENCE. SILT FENCES ARE TO BE MAINTAINED UNTIL SLOPES ARE STABILIZED.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6", FOLDED AND STAPLED.

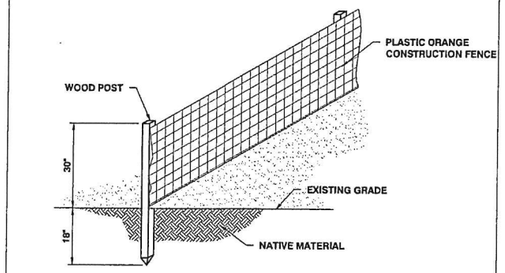
SILT FENCE DETAIL
N.T.S.

E-003 Silt Fence
E-003 REVISED 08/01/2014



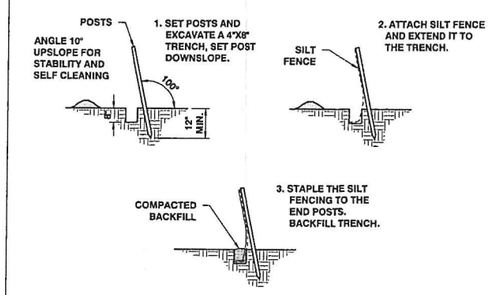
TEMPORARY STOCKPILE DETAIL
N.T.S.

E-005 Stockpile
E-005 REVISED 08/01/2014



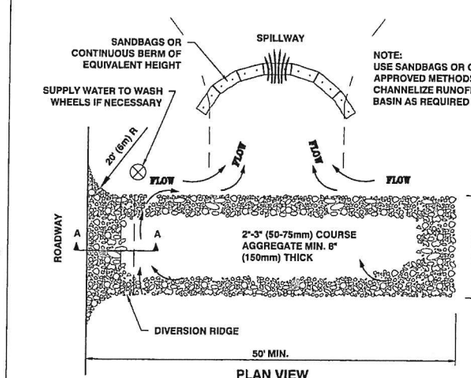
CONSTRUCTION FENCE DETAIL
N.T.S.

E-002 Constr Fence
E-002 REVISED 08/01/2014



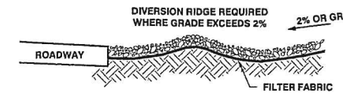
SILT FENCE CONSTRUCTION DETAIL
N.T.S.

E-007 Infill Sect
E-007 REVISED 08/01/2014



NOTE:
USE SANDBAGS OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED

PLAN VIEW



SECTION A-A

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

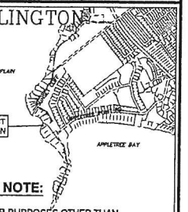
E-004 Constr Ent
E-004 REVISED 08/01/2014

SITE ENGINEER:
CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
P: 802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

DRAWN MAB
CHECKED JLM
APPROVED JLM

CLIENT:
NORTHEAST CRAFTSMAN
TOM LEBOEUF
79 HYDE STREET
BURLINGTON, VERMONT
05401

PROJECT:
136 SUNSET CLIFF CAMP, LLC
136 SUNSET CLIFF ROAD
BURLINGTON VERMONT
05408



MULCH NOTE:
MULCH FOR PURPOSES OTHER THAN HYDROSEEDING WILL BE CLEAN STRAW, FREE FROM WEEDS. HAY MULCH WILL NOT BE ALLOWED TO AVOID THE SPREAD OF NOXIOUS WEEDS SUCH AS WILD PARSNIP.

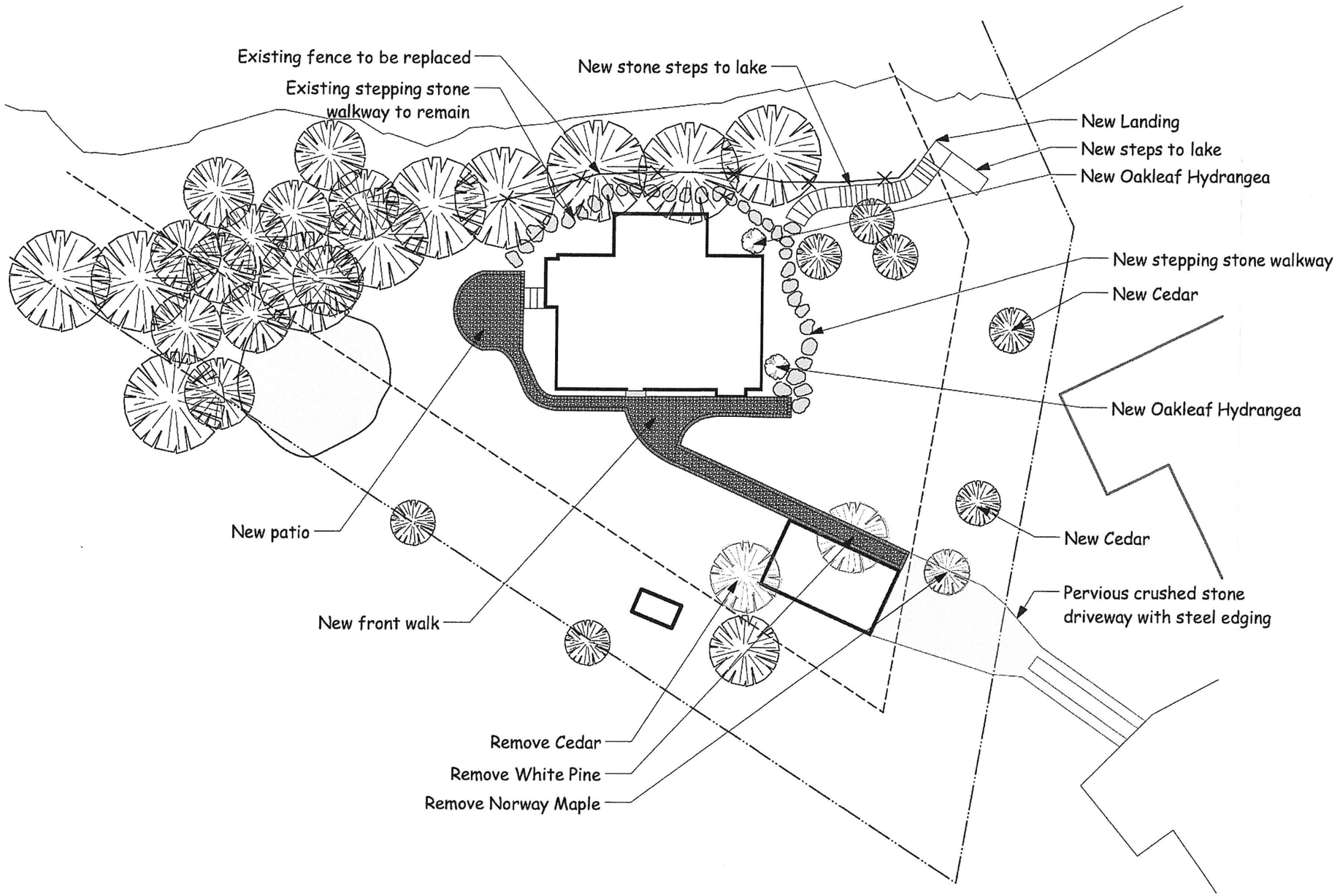
1" = 2000'

DATE	CHECKED	REVISION

EPSC DETAILS AND SPECIFICATIONS

DATE 04/27/2021
SCALE 1" = 10'
PROJ. NO. 21105
DRAWING NUMBER C2.1

P:\AutoCADD Projects\2021\21105\1-CADD Files-21105\dwg\21105-site.dwg, 4/27/2021 10:06:03 AM, DWG To PDF.pc3



Design David
Drawn David
Checked David

Scale: 1"=20'
Date: 4/26/21

Revision Description and Date:

Sheet Title Landscape Plan
Client / Project Sunset Cliff Camp

DI STEFANO LANDSCAPING
302 Colchester Road Essex Junction, VT
802-279-5900 www.distefanolandscaprg.com

COVERAGE

1244 SQ.FT. EXISTING HOUSE
1224 SQ.FT. PROPOSED HOUSE
-20 SQ.FT. PROPOSED

340 SQ.FT. EXISTING GARAGE
336 SQ.FT. PROPOSED GARAGE
-4 SQ.FT. PROPOSED

EXISTING IMPERVIOUS TO BE REMOVED
555 SQ.FT.EXISTING DRIVEWAY AND PATH
110 SQ.FT EXISTING PATH AND LANDING TO BEACH
80 SQ.FT. EXISTING PATH AROUND HOUSE WEST
745 SQ.FT. TOTAL REMOVED

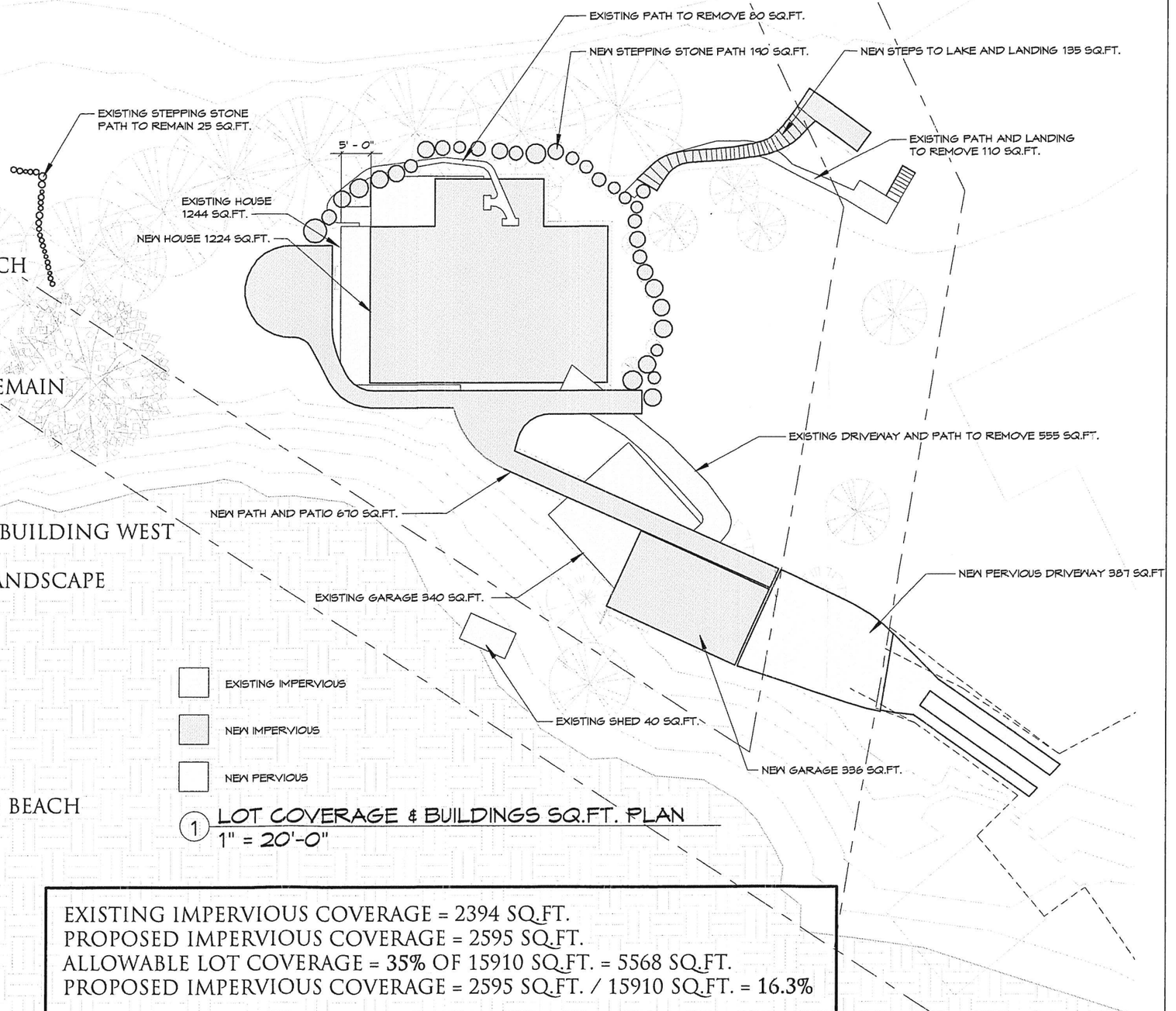
EXISTING IMPERVIOUS TO REMAIN
25 SQ.FT. EXISTING STONE STEPS TO BEACH TO REMAIN
40 SQ.FT. EXISTING SHED TO REMAIN
65 SQ.FT. TOTAL TO REMAIN

NEW PROPOSED IMPERVIOUS LANDSCAPE
670 SQ.FT. NEW PATH AND PATIO
190 SQ.FT. NEW STEPPING STONE PATH AROUND BUILDING WEST
135 SQ.FT. NEW PATH AND LANDING TO BEACH
995 SQ.FT. TOTAL PROPOSED NEW IMPERVIOUS LANDSCAPE

NEW PROPOSED PERVIOUS LANDSCAPE
387 SQ.FT. NEW PERVIOUS DRIVEWAY

EXISTING IMPERVIOUS SITE COVERAGE
1244 SQ.FT. EXISTING HOUSE
340 SQ.FT. EXISTING GARAGE
555 SQ.FT.EXISTING DRIVEWAY AND PATH
110 SQ.FT. EXISTING PATH AND LANDING TO THE BEACH
40 SQ.FT. EXISTING SHED TO REMAIN
25 SQ.FT. EXISTING STEPS TO BEACH
80 SQ.FT. EXISTING PATH AROUND HOUSE WEST
2394 SQ.FT. TOTAL

PROPOSED IMPERVIOUS SITE COVERAGE
1224 SQ.FT. PROPOSED HOUSE
336 SQ.FT. PROPOSED GARAGE
670 SQ.FT. PROPOSED PATH AND PATIO
190 SQ.FT. NEW STEPPING STONE PATH AROUND BUILDING WEST
135 SQ.FT. NEW PATH AND LANDING TO BEACH
40 SQ.FT. EXISTING SHED TO REMAIN
2595 SQ.FT. TOTAL



1 LOT COVERAGE & BUILDINGS SQ.FT. PLAN
1" = 20'-0"

EXISTING IMPERVIOUS COVERAGE = 2394 SQ.FT.
PROPOSED IMPERVIOUS COVERAGE = 2595 SQ.FT.
ALLOWABLE LOT COVERAGE = 35% OF 15910 SQ.FT. = 5568 SQ.FT.
PROPOSED IMPERVIOUS COVERAGE = 2595 SQ.FT. / 15910 SQ.FT. = 16.3%

PERMITTING SET

A. GINSBURG ARCHITECTS
AGINSBURGARCHITECTS.COM
(802) 989-5436

SUNSET CLIFF CAMP
136 Sunset Cliff Burlington, VT

LOT COVERAGE & BUILDINGS SQ.FT. SITE PLAN

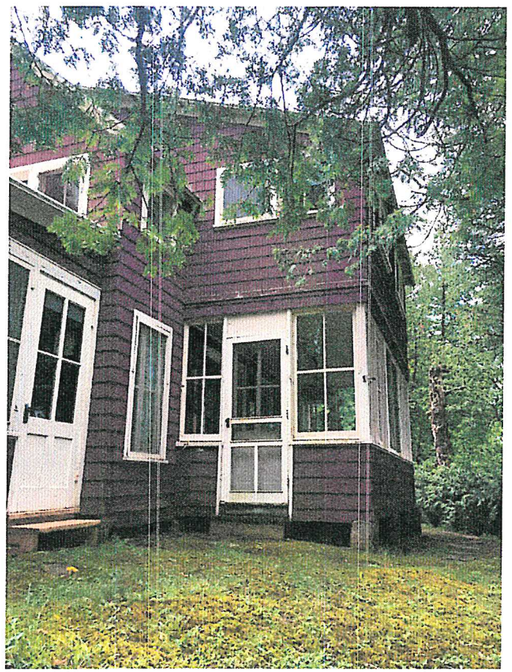
4.27.2021
1" = 20'-0"

P1

EXISTING HOUSE FROM NORTH

EXISTING HOUSE FROM EAST

EXISTING HOUSE FROM SOUTH



EXISTING HOUSE FROM NORTHWEST

EXISTING GARAGE FROM EAST
WITH HOUSE BEYOND

EXISTING HOUSE SHOWING PROXIMITY
TO CLIFF AND LAKE

PERMITTING SET

A. GINSBURG ARCHITECTS
AGINSBURGARCHITECTS.COM
(802) 989-5436

SUNSET CLIFF CAMP

136 Sunset Cliff Burlington, VT

PHOTOS OF EXISTING PROPERTY

4.27.2021

P2

Burlington Department of Public Works
Stormwater Program
234 Penny Lane
Burlington, VT 05401
P.O. Box 878 (05402)
PH: 802-863-4501 Email: stormwater@burlingtonvt.gov

Residential (R1 & R2) Stormwater Management Plan

This questionnaire is required for single family detached dwellings or duplex properties where additional impervious surface is proposed and the total lot impervious surface area is greater than 2500 sq. ft. This form should be submitted directly to the DPW Stormwater Program above. If you need help completing this form, please contact stormwater@burlingtonvt.gov or 863-4501 for technical assistance.

YOU MUST INCLUDE A SKETCH OR SITE PLAN OF YOUR EXISTING AND PROPOSED SITE AND INCLUDE THE EXISTING AND PROPOSED FLOW PATHS OF STORMWATER ON YOUR PROPERTY

Project Location: *136 Sunset Cliff Road*

Impact Review: Impervious Surface Area Breakdown	**Area (sq. ft.)**	
Type of Surface	**Existing**	**Proposed**
Total impervious surface	*2,285± SF*	*2,595± SF*
Change in Total impervious surface	*310± SF*	
Connected Impervious Surfaces		
Rooftop area that drains to impervious surface and runoff reaches city street or property boundary	*0 SF*	*0 SF*
Driveway area that drains directly to city street or property boundary	*0 SF*	*0 SF*
Walkway/Patio/Deck/other area that drains to impervious surface and runoff reaches city street or property boundary	*0 SF*	*0 SF*
Total connected impervious	*0 SF*	*0 SF*
Change in total connected impervious (proposed – existing)		
Disconnected Impervious Surfaces		
Rooftop area that drains to pervious surface where runoff soaks in	*1,554± SF*	*1,632± SF*
Driveway area that drains to pervious surface where runoff soaks in before reaching the city street or the property boundary (or a driveway made of pervious material)	*342± SF*	*0± SF*
Walkway/Patio/Deck/Other area that drains to pervious surface where runoff soaks in before reaching the city street or the property boundary (or is made of pervious material)	*389± SF*	*963± SF*
Total disconnected impervious	*2,285± SF*	*2,595± SF*
Change in total disconnected impervious (proposed – existing)	*310± SF*	

Impervious surfaces are areas that prevent the infiltration of water into the ground and shall include, but not be limited to, roofs, patios, garages, storage sheds and similar structures. Impervious surfaces also include compacted dirt and gravel surfaces. Decks that allow water to seep through onto pervious surfaces can be considered disconnected.
Pervious surfaces are areas such as grass, clean gravel, pervious concrete, permeable pavers that allow water to infiltrate rather than runoff.

Mitigation Review:
The Burlington Stormwater Program reserves the right to request that specific measures or a specified volume of stormwater runoff be mitigated based on the overall impact of connected impervious on the site.

Is this is a new home (including tear down and replacement)? Yes ☒ No ☐
If **yes**, complete information below and contact stormwater@burlingtonvt.gov or 863-4501 for a required technical assistance meeting.

If **no**, please feel free to contact the Burlington Stormwater Program for additional technical assistance, but at a minimum, you must complete the information requested below:

How will increased stormwater runoff from any increase in impervious surface be managed to the maximum extent practicable? For information regarding these and other stormwater management practices visit:
http://www.vtwaterquality.org/stormwater/htm/sw_LID.htm

- ☐ Removal of other impervious surface balances out addition
- ☐ Installation of green roof will minimize runoff from rooftop
- ☒ Runoff from rooftops will be directed to pervious green space
- ☐ Runoff from rooftops will be directed to rain barrels* for storage and gradual release or use
- ☐ Runoff from impervious surfaces will be directed to a rain garden*
- ☒ Driveway is/will be permeable (permeable pavers, grass pavers, pervious gravel driveway)
- ☐ Walkways is/will be permeable (permeable pavers, grass pavers, pervious gravel driveway)
- ☐ Driveway impervious surface and connectivity has been/will be minimized with use of strip driveway (2 strips of asphalt with grass strip down middle)
- ☐ Connected Impervious surface has been minimized (please explain)

- ☐ Other, please attach explanation

OWNER AGREEMENT

I attest that the information above is correct to the best of my understanding and that I will install the measures I have indicated or manage the runoff in a way to minimize the amount of stormwater runoff from my property. I understand that the City has the right to inspect my property to ensure that the measures have been installed and that failure to abide by the measures above may constitute a violation of Chapter 26 and my authorization to discharge stormwater to the City Stormwater conveyance system.

By: Bradley Steele (Printed Name) Bradley Steele (Signature) 4.27.21 (Date)

Plan Approved by: _____ Date: _____
Burlington Stormwater Program

* Visit https://www.burlingtonvt.gov/DPW/Get-Involved for stormwater workshops and/or rebate opportunities that may assist in the installation/purchase of these stormwater management measures.

Stormwater Management Plan
Pre-Screening

Please provide the following information to the Stormwater Program (stormwater@burlingtonvt.gov, ph: 863-4501) in order to determine what the requirements will be for your project.

- General Information
  - Project Address: *136 Sunset Cliff Road*
  - Owner: *136 Sunset Cliff Camp, LLC*
  - Engineer: *Civil Engineering Associates, Inc.*
  - Brief project description:

The proposed project involves removal of the existing camp and garage and construction of a replacement camp with a new garage.

- Stormwater Management Plan
  - Impervious[1] change summary

Condition	Type	Total Impervious (s.f.)
Existing Conditions	Existing Impervious	*2,285± SF*
Proposed	Total Proposed (1+2+3)	*2,595± SF*
	1) New[2]	*1,438± SF*
	2) Existing to Remain	*60± SF*
	3) Redeveloped	*1,097± SF*
Net New	Total Proposed – Existing	*310± SF*

If available at this time:

- Existing conditions: *description of existing conditions, description of existing stormwater system, existing drainage issues, current connectivity to City system*

  The existing camp is disconnected and driveway sheet flows to existing lawn areas.

- Proposed Conditions: *description of proposed conditions, brief description of proposed stormwater system, proposed method of discharge to receiving water or City system (overland flow, direct connection via pipe, existing or new manhole or CB)*

  The proposed camp will continue to utilize rooftop disconnection and grade the proposed driveway to drain in vegetated lawn areas.

[1] Impervious = any surface off of which water runs off rather than infiltrates, including, but not limited to rooftops and paved/unpaved (gravel/packed dirt) driveways, walkways and patios

[2] Impervious where there is not currently impervious